



**Board of Commissioners of Cook County  
Minutes of the Zoning and Building Committee**

**10:00 AM**

**Wednesday, June 27, 2018**

**Cook County Building, Board Room,  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**PUBLIC TESTIMONY**

**There were no public speakers**

**18-4460**

**COMMITTEE MINUTES**

Approval of the minutes from the meeting of 6/6/2018

**A motion was made by Vice Chairman Sims, seconded by Commissioner Morrison, to approve 18-4460. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**18-4302**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-16

Township: Northfield

County District: #14

Property Address: 600 Waukegan Road, Northbrook, Illinois 60062

Property Description: The subject property is approximately 5.13 acres located west of Waukegan Road (Frontage Road) and south of the Edens Spur Toll Road.

Owner: 600 Waukegan Road Condominium Association, 600 Waukegan Road, Northbrook, Illinois 60062

Agent/Attorney: Project Outdoor, LLC., 20 W. Kinzie, 17th Floor, Chicago, Illinois 60654 and Nicholas Ftikas Esq. (Law Offices of Sam Banks), 221 N. LaSalle St., 38th Floor, Chicago, IL 60601

Current Zoning: I-1 Restricted Industry District

Intended use: Applicant seeks a variance to: (1) reduce the distance of a billboard from the Forest Preserve District from the minimum required 500 feet to a proposed 125 feet, (2) increase the height of the billboard from maximum allowed 40 feet to a proposed 58 feet and (3) reduce the front yard setback from minimum required 30 feet to a proposed 1.5 feet. The variance is sought to construct a billboard advertising sign.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 6/6/2018

County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Tobolski, to recommend for approval 18-4302. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**18-4304**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-25

Township: Stickney

County District: 16

Property Address: 4737 S. Lockwood Avenue, Chicago, Illinois 60638

Property Description: The subject property is approximately 0.33 acre located on the east side of Lockwood Avenue and approximately 351 feet south of 47th Street.

Owner: Manuel Garcia, 4737 S. Lockwood Avenue, Chicago, Illinois 60638

Agent/Attorney: Same as above

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to reduce the right interior side yard setback from the minimum required 10 feet to an existing 1.17 feet. The variance is sought to bring existing conditions into compliance to obtain an after-the-fact building permit.

Recommendation: ZBA Recommendation is that the application be granted as amended.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 6/6/2018

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Deer, to recommend for approval 18-4304. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**18-4306**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-23

Township: Orland

County District: 17

Property Address: 13812 McCabe Drive, Orland, Illinois 60467

Property Description: The subject property is approximately 0.33 acre located on the northwest corner of Stagecoach Road and McCabe Court.

Owner: Patrick and Karen Flanagan, 13812 McCabe Drive, Orland, Illinois 60467

Agent/Attorney: Same as above

Current Zoning: R-5 Single Family Residence

Intended use: Applicant seeks a variance to: (1) reduce the corner side yard setback from the minimum required 15 feet to an existing 14 feet and (2) increase the height of the fence located the corner side yard from the maximum allowed 3 feet to an existing 6 feet. The request is sought to bring existing conditions into compliance.

Recommendation: ZBA Recommendation is that the application be granted.

Conditions: None

Objectors: None

History:

Zoning Board Hearing: 6/6/2018

Zoning Board Recommendation date: 6/6/2018

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Tobolski, to recommend for approval 18-4306. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**18-4311**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

## **RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Variation V 18-09

Township: Palos

County District: 17

Property Address: 8030 W. 130th Street, Palos Park, Illinois 60464

Property Description: The subject property is approximately 0.46 acre located north of 130th Street approximately 274 feet west of 80th Avenue, in Section 35.

Owner: Jozef & Anna Palasz, 8030 W. 130th Street, Palos Park, Illinois 60464

Agent/Attorney: Ed Janczur Esq., 19 S. LaSalle Street, #1201, Chicago, Illinois 60603

Current Zoning: R-4 Single Family Residence District

Intended use: Applicant seeks a variance to reduce the rear yard setback from the minimum required 50 feet to an existing 28 feet 11-1/4 inches. The variance is sought to obtain an after-the-fact building permit for an attached garage addition

Recommendation: ZBA Recommendation that the application be Denied

Conditions: None

Objectors: Retired Judge Thomas Nowinski, 8015 W. 129th Place, Palos Park, Illinois  
Ed Davidson, 8045 E. 129th Place, Palos Park, Illinois (Objectors Group Exhibit  
including  
photos & letter from another neighbor)  
Mark Wiater, 129 S. 80th Avenue, Palos Park, Illinois

History:

Zoning Board Hearing: 4/4/2018 and 6/6/2018

Zoning Board Recommendation date: 6/6/2018

County Board extension granted: N/A

**A motion was made by Commissioner Morrison, seconded by Commissioner Tobolski, to recommend to concur with the recommendation of the ZBA to deny application 18-4311. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin,

**18-4291**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

Request: Special Use SU 17-07

Township: Leyden

County District: 16

Property Address: 10405 W. Diversey, Suite C, and 2748 N. Mannheim Road, both in Melrose Park, Illinois 60164

Property Description: The Subject Property is approximately 0.48 acres, located on the southwest corner of Diversey Avenue and Mannheim Road, in Section 29.

Owner: Canario Investment Group, LLC., 141 N. Broadway, Melrose Park, Illinois 60160

Agent/Attorney: Applicant Easy Car Loans, Inc., 10405 W. Diversey, Suite C and 2748 N. Mannheim Road, both in Melrose Park, Illinois 60164 and Felix Gonzalez Esq. of the Archer Law Group, 6839 Archer Avenue, Chicago, Illinois 60638

Current Zoning: C-4 General Commercial District

Intended use: The applicant seeks a Special Use in the C-4 General Commercial District for the operation of an automotive sales and dealership landscaping business.

Recommendation: ZBA Recommendation is of Denial.

Conditions:

1. That the Owner/Applicant pave, stripe and bumper the lot for 28 stalls;
2. That the Owner/Applicant install lot lighting to shine on the lot not on Mannheim Road to the Subject Property
3. That the Owner/Applicant provide additional landscaping on Mannheim Road
4. Ingress onto Mannheim Road only and Egress onto Diversey Road only.

Objectors: None

History:

Zoning Board Hearing: 12/7/2017 and 4/4/2018

Zoning Board Recommendation date: 6/6/2018

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Morrison, to recommend to not concur with the recommendation of the ZBA and to approve application with**

**conditions 18-4291. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

**18-4299**

**Presented by:** JAMES WILSON, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Special Use with companion Variation SU 18-03 & V 18-10

**Township:** Northfield

**County District:** 14

**Property Address:** 600B Waukegan Road, Northbrook, Illinois 60062

**Property Description:** The Subject Property is approximately 1.98 acres and is located at the southeast corner of Interstate 94 (Edens Spur) and IL-43 Waukegan Road.

**Owner:** PSD2 LLC., owner and managing member of PSD2 LLC, David Blinderman, 224 N. Des Plaines Street, Suite 650 Chicago, Illinois 60661

**Agent/Attorney:** Daniel Shapiro Esq., 224 N. Des Plaines Street, Suite 650 Chicago, Illinois 60661

**Current Zoning:** I-1 Restricted Industrial District

**Intended use:** Applicant seeks a Special Use for Unique Use on an I-1 Restricted Industrial District to operate a motor freight terminal with a companion Variation V 18-10 to reduce the front yard setback from 30 feet to an existing 22 feet.

**Recommendation:** ZBA Recommendation is of Approval.

Zoning Board Hearing: 5/2/2018  
Zoning Board Recommendation date: 6/6/2018  
County Board extension granted: N/A

**A motion was made by Commissioner Goslin, seconded by Commissioner Morrison, to recommend for approval 18-4299. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

#### **ADJOURNMENT**

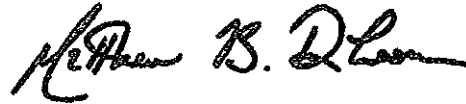
**A motion was made by Commissioner Moody, seconded by Commissioner Tobolski to adjourn the meeting.. The motion carried by the following vote:**

**Ayes:** Silvestri, Sims, Arroyo, Boykin, Butler, Daley, Deer, Fritchey, Gainer, García, Goslin, Moody, Moore, Morrison, Schneider, Suffredin and Tobolski (17)

Respectfully submitted,



Chairman



Secretary

A video recording of this meeting is available at <https://cook-county.legistar.com>.